



24 Leyford Close

Wembury, Plymouth, PL9 0HX

£375,000



A superbly presented semi-detached bungalow which has been extended & occupies a lovely position at the end of the cul-de-sac. There are gardens to the front & rear, together with driveway & garage. The rear garden has a southerly aspect. The accommodation briefly comprises of an entrance hall, living room with wood burner, fitted kitchen, inner hallway, 2 ground floor double bedrooms & a family shower room. Within the roof space, a master bedroom with an en-suite shower room. The property has double-glazing & central heating.



LEYFORD CLOSE, WEMBURY, PL9 0HX

ACCOMMODATION

ENTRANCE HALL 7'4" x 4'8" (2.24m x 1.42m)

Front door opens into the entrance hall with a built-in cupboard housing the Ideal gas boiler. Doors provide access to the kitchen & living room.

LIVING ROOM 15'10" x 12' (4.83m x 3.66m)

Window to the front elevation. Door to the inner hallway. Chimney breast with wood burner set onto a slate hearth. Staircase ascends to the converted roof space.

KITCHEN 10'7" x 7'3" (3.23m x 2.21m)

Range of base & wall-mounted cabinets with modern gloss fascias & work surfaces with matching splashback. Stainless steel single drain sink unit. Built-in double oven & grill. Separate induction hob with glass splash-back & cooker hood above. Space & plumbing for washing machine. Space for free-standing fridge/freezer. Window to the side elevation & an obscured glazed door leads to outside. Spotlighting.

INNER HALL 6'2" x 4' (1.88m x 1.22m)

Provides access to bedrooms 2 & 3 plus the family shower room.

BEDROOM TWO 15'3" x 8'10" (4.65m x 2.69m)

French doors to the rear opening onto the garden.

BEDROOM THREE 10'5" x 8'10" (3.18m x 2.69m)

French doors to the rear opening onto the garden. This room is currently used as a separate dining room.

FAMILY SHOWER ROOM 6'2" x 6'2" (1.88m x 1.88m)

Double-size shower with sliding screen. Waterproof panelling to the walls. Wc with concealed cistern & push-button flush. Basin set into a cabinet providing storage. Obscured window to the side elevation. Spotlighting.

BEDROOM ONE 22'9" x 17' maximum (6.93m x 5.18m maximum)

Occupying the converted roof space. Deep under-stairs storage cupboard. Dormer to the rear. Windows to rear & side elevations with sea views. Eaves access. Spotlighting.

EN-SUITE SHOWER ROOM 7'8" x 5'8" (2.34m x 1.73m)

Enclosed shower. Wc with concealed cistern & push-button flush. Basin set into a cabinet providing storage. Part-tiled walls. Chrome towel rail style radiator. Velux window to the front elevation. Spotlighting.

GARAGE 17' x 9'7" (5.18m x 2.92m)

Up & over door to the front elevation. Power & lighting.

OUTSIDE

Bungalow is approached via a driveway, providing off-road parking running alongside the bungalow & leading to the garage. Side tap. The front garden is laid to lawn with brick paving leading to the main front entrance. The rear gardens, which enjoys a southerly aspect, is laid to lawn with a brick paved patio area. Dry stone wall. Outside power points. Outside light.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

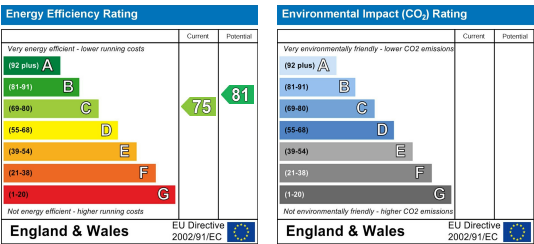
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.